



IRWELL HOUSE

WATERHOUSE GARDENS

FLOORPLATE Level 1-22

A11 - Type A1.01	Metric	Imperial
Living/ Kitchen	7.69m x 3.57m	25.22ft x 11.7ft
Bedroom 1	3.29m x 3.51m	10.79ft x 11.51ft
Total	50.0m ²	538.20ft ²

A12 - Type A2.01	Metric	Imperial
Living/ Kitchen	6.02m x 7.71m	19.75ft x 25.33ft
Bedroom 1	3.3m x 3.67m	10.83ft x 12.04ft
Bedroom 2	2.98m x 3.51m	9.78ft x 11.52ft
Total	70.4m ²	757.48ft ²

A13 - Type A2.02	Metric	Imperial
Living/ Kitchen	7.71m x 5.74m	25.29ft x 18.83ft
Bedroom 1	3.65m x 3.28m	11.98ft x 10.76ft
Bedroom 2	3.65m x 2.79m	11.98ft x 9.15ft
Total	70.3m ²	756.70ft ²

A14 - Type A2.03	Metric	Imperial
Living/ Kitchen	6.30m x 4.45m	20.67ft x 14.56ft
Bedroom 1	4.23m x 3.28m	13.88ft x 10.76ft
Bedroom 2	3.03m x 4.10m	9.94ft x 13.45ft
Total	70.1m ²	754.55ft ²

A15 - Type A2.04	Metric	Imperial
Living/ Kitchen	7.61m x 3.32m	24.97ft x 10.89ft
Bedroom 1	3.11m x 3.65m	10.20ft x 11.98ft
Bedroom 2	5.50m x 2.41m	18.04ft x 7.91ft
Total	70.1m ²	754.55ft ²

A16 - Type A2.05	Metric	Imperial
Living/ Kitchen	7.71m x 3.71m	25.33ft x 12.18ft
Bedroom 1	5.85m x 2.72m	19.19ft x 8.93ft
Bedroom 2	3.60m x 2.72m	11.81ft x 8.92ft
Total	70.2m ²	755.6265ft ²

A17 - Type A1.02	Metric	Imperial
Living/ Kitchen	7.71m x 2.97m	25.33ft x 9.77ft
Bedroom 1	3.26m x 2.98m	10.70ft x 9.78ft
Total	40.4m ²	434.86ft ²

A18 - Type A2.06	Metric	Imperial
Living/ Kitchen	7.21m x 4.05m	23.65ft x 13.29ft
Bedroom 1	4.95m x 3.96m	16.24ft x 12.99ft
Bedroom 2	3.22m x 2.98m	10.56ft x 9.78ft
Total	69.8m ²	751.32ft ²

Unit Type

	1 Bed
	2 Bed
	3 Bed

KEY

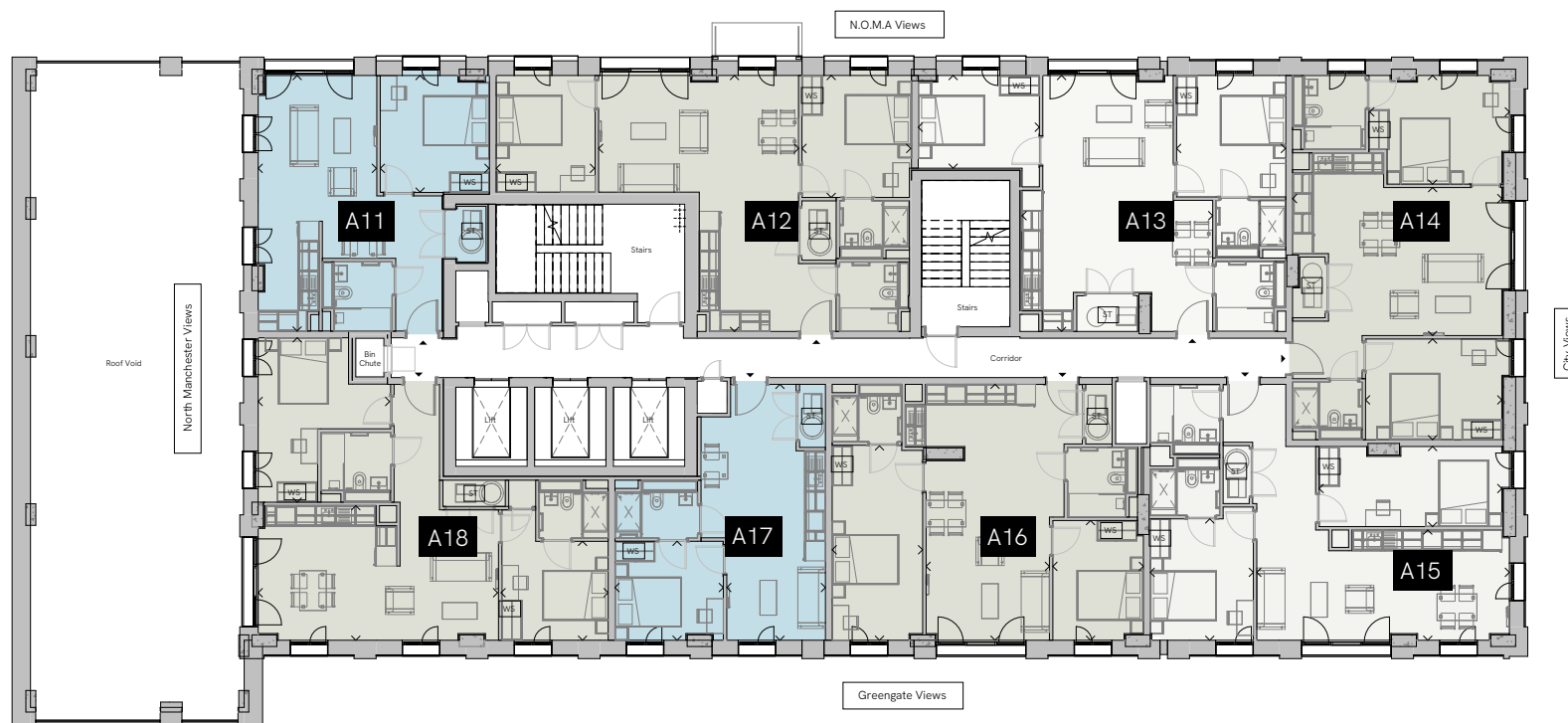
	Wardrobe Space
	Store Cupboard/ Water Cylinder

Apartment Locator

How to identify your apartment number

Block	Level	Unit	=	Postal Number
A	1	1	=	A11
A	23	2	=	A232

DUTTON STREET



LEVEL



Site Plan



All dimensions are taken approximately from the middle of the room (< >). Each layout may vary. All measurements may vary within the tolerance percentage agreed. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layouts indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not readily available. Please ask Sales Consultant for further information. Wardrobes not included.

FLOORPLATE

Level 23

A231 - Type A4.01	Metric	Imperial		
	Living	6.60m x 5.72m	21.65ft x 18.77ft	
	Kitchen	8.93m x 4.82m	29.29ft x 15.81ft	
	Total	113.4m ²	1,220.63ft ²	
A232 - Type A4.02	Metric	Imperial		
	Living/ Kitchen	20.77m x 7.70m	68.14ft x 25.26ft	
	Total	112.3m ²	1,208.78ft ²	
A233 - Type A4.03	Metric	Imperial		
	Living/ Kitchen	13.35m x 7.71m	43.80ft x 25.33ft	
	Total	99.3m ²	1,068.87ft ²	

DUTTON STREET



Unit Type

1 Bed

2 Bed

3 Bed

KEY

WS

Wardrobe Space

ST

Store Cupboard/
Water Cylinder

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Site Plan



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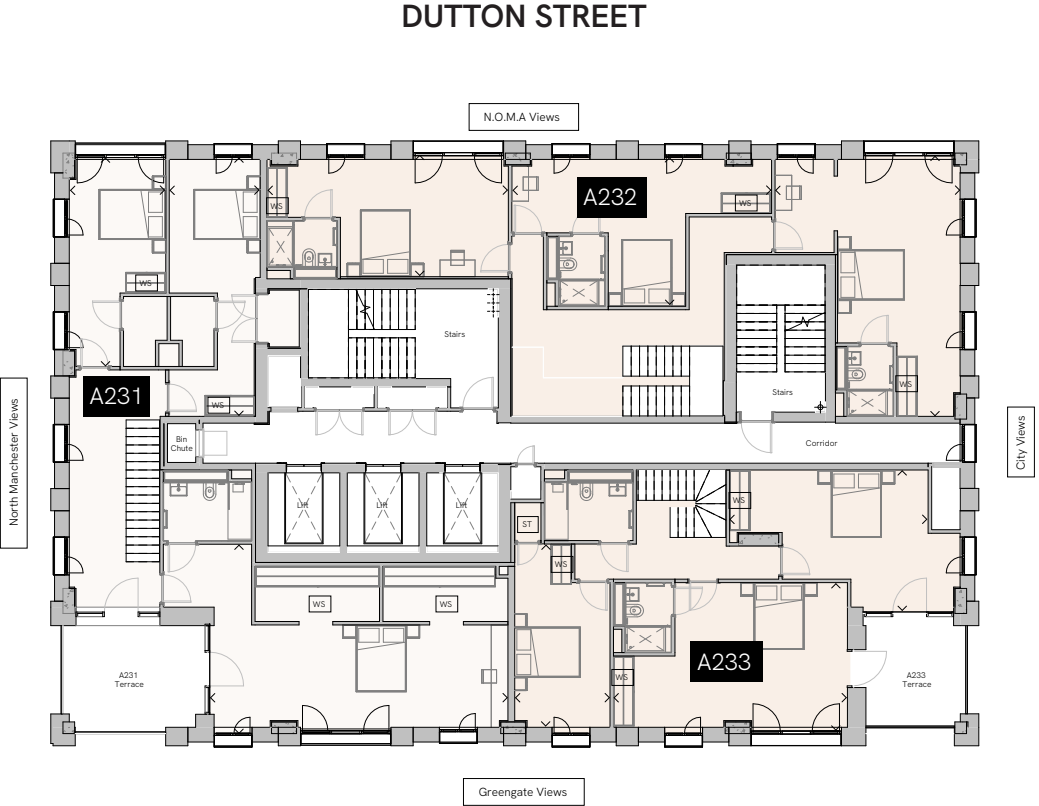
FLOORPLATE

Level 24

A231 - Type A4.01		Metric	Imperial
Bedroom 1		8.94m x 5.67m	29.33ft x 18.64ft
Bedroom 2		7.69m x 2.73m	25.23ft x 8.96ft
Bedroom 3		6.26m x 2.89m	20.54ft x 9.48ft
Total		113.22m ²	1,218.69ft ²

A232 - Type A4.02		Metric	Imperial
Bedroom 1		7.81m x 5.55m	25.62ft x 18.21ft
Bedroom 2		7.79m x 4.47m	25.56ft x 14.70ft
Bedroom 3		7.23m x 3.62m	23.72ft x 11.88ft
Total		112.37m ²	1,209.54ft ²

A233 - Type A4.03		Metric	Imperial
Bedroom 1		7.01m x 4.45m	23.00ft x 14.60ft
Bedroom 2		5.96m x 4.26m	19.55ft x 13.99ft
Bedroom 3		5.49m x 2.86m	18.01ft x 9.42ft
Total		88.29m ²	950.34ft ²



Unit Type

1 Bed

2 Bed

3 Bed

KEY

WS

Wardrobe Space

ST

Store Cupboard/
Water Cylinder

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FLOORPLATE

Level 25

A11 - Type A3.01	Metric	Imperial
Living/ Kitchen	14.00m x 7.67m	45.93ft x 25.19ft
Bedroom 1	7.73m x 6.94m	25.36ft x 22.74ft
Bedroom 2	7.76m x 5.61m	25.46ft x 18.41ft
Total	155.8m ²	1,677.01ft ²

A12 - Type A2.07	Metric	Imperial
Living/ Kitchen	13.02m x 4.94m	42.73ft x 16.21ft
Bedroom 1	9.42m x 4.26m	30.91ft x 13.99ft
Bedroom 2	5.78m x 5.53m	18.96ft x 18.14ft
Bedroom 3	5.97m x 3.61m	19.59ft x 11.84ft
Total	157.9m ²	1,699.62ft ²

Unit Type

	1 Bed
	2 Bed
	3 Bed

KEY

	Wardrobe Space
	Store Cupboard/ Water Cylinder

Apartment Locator

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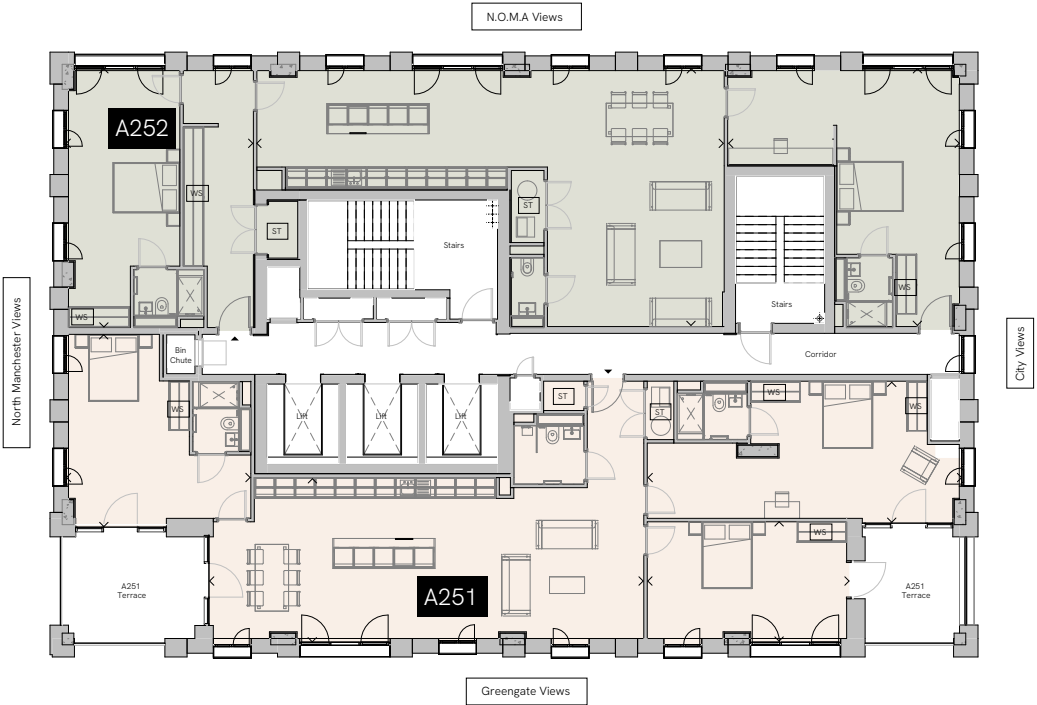
LEVEL



Site Plan



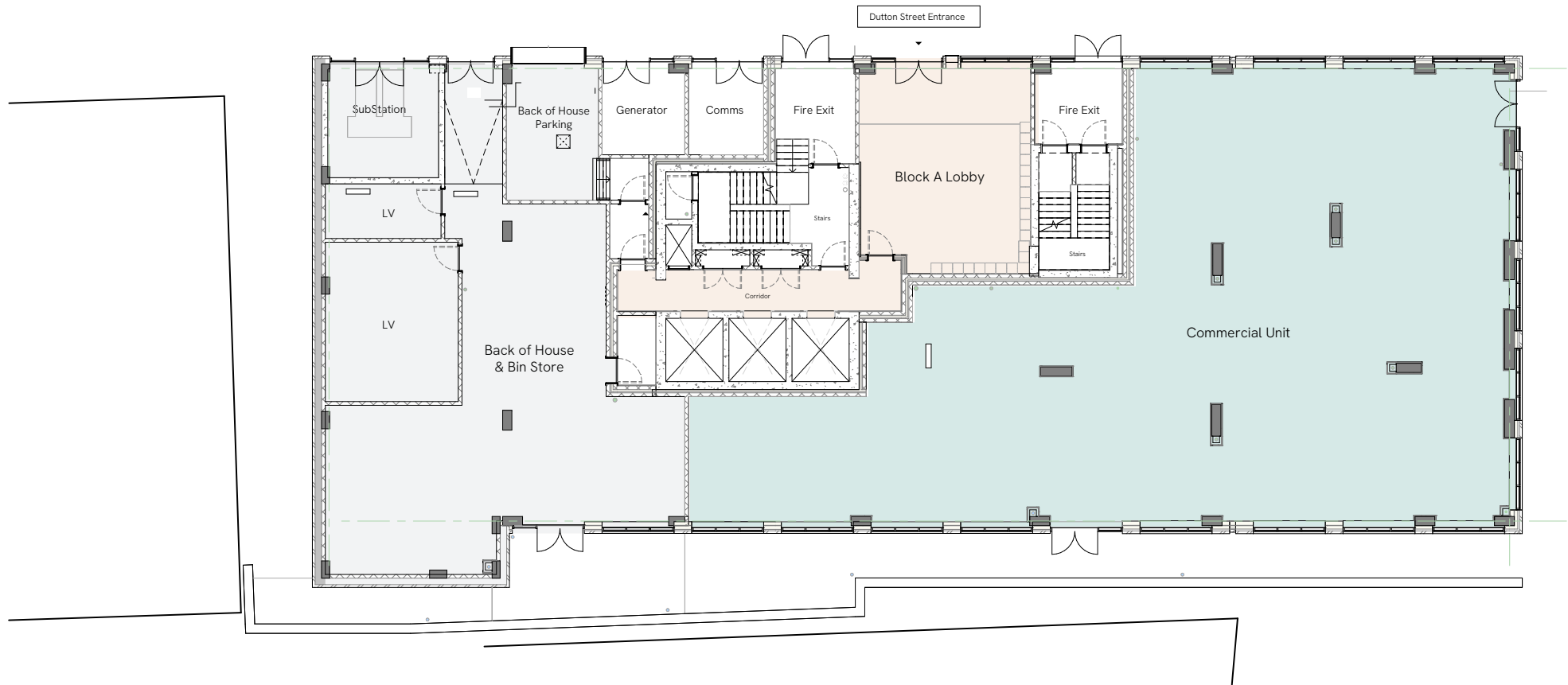
DUTTON STREET



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DUTTON STREET



LEVEL



Site Plan



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APARTMENTS

Specification

FLOORING

Laminate wood flooring in bedroom, lounge and kitchen

Porcelain tiling in bathroom and ensuite

KITCHENS

Oversize full height kitchen wall units

LED strip downlighting

Quartz worktops & splashback

Ceramic induction hob with extractor hood

Fully-integrated dishwasher, oven, fridge/freezer

Free-standing washer/dryer in storage cupboard

Black stainless steel sink and mixer tap

BATHROOMS

Backlit heated mirror cabinet

WC and basin

Quartz vanity unit

Porcelain tiling

Black mixer taps and shower head

Black heated towel rail

HEATING & ELECTRICAL

Wall-mounted electric panel heaters - WIFI enabled

Integrated TV/reception system

Entrance access system, controlled via app

Fire alarms & sprinklers

High speed internet access

Disclaimer: Blinds, curtains, curtain rails not included.



SPACIOUS ONE, TWO & THREE BEDROOM APARTMENTS, DUPLEXES AND PENTHOUSES



BRIGHT & SPACIOUS LIVING SPACES



STYLISH KITCHEN WITH INDUCTION HOB

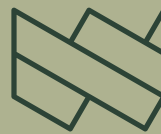


HIGH SPEC BATHROOM

IRWELL HOUSE







WATERHOUSE GARDENS

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